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5 Attorneys for Branch Banking and Trust Company

6 UNITED STATES BANKRUPTCY COURT

7 DISTRICT OF NEVADA

8 In re
 9 BIG STUFF STORAGE LLC,
 10 Debtor.

Case No.: BK-N-10-50471-GWZ

Chapter: 7

**STIPULATION REGARDING
 BANKRUPTCY AUTOMATIC STAY**

12 Hearing Date: N/A
 13 Hearing Time: N/A

14 Creditor Branch Banking & Trust Co. (“BB&T”) and Chapter 7 Trustee Christina W. Lovato
 15 stipulate as follows:

16 1. BB&T is the beneficiary of the first deed of trust recorded against the real property of
 17 Big Stuff Storage, LLC, commonly known as 7875 North Virginia Street in Reno, Nevada.

18 2. The Bankruptcy Court confirmed Big Stuff Storage, LLC’s Chapter 11 Plan of
 19 Reorganization on December 30, 2010 (Ct. Dkt. #80).

20 3. The Office of the U.S. Trustee moved to convert this case to Chapter 7 on December
 21 22, 2011 (Ct. Dkt. #108).

22 4. The Bankruptcy Court orally granted the motion on February 22, 2012, and entered its
 23 order converting the case to Chapter 7 on February 23, 2012 (Ct. Dkt. #124).

24 5. The Office of the U.S. Trustee appointed Ms. Lovato as the Chapter 7 Trustee on
 25 February 24, 2012 (Ct. Dkt. #126).

26 6. There is no automatic stay in place.

27 7. The automatic stay against property of the bankruptcy estate arises upon the filing of a
 28 bankruptcy petition, 11 U.S.C. § 362(a). However, the stay terminates upon confirmation of a case

1 because the property of the bankruptcy estate reverts with the debtor, 11 U.S.C. §§ 362(c)(1),
2 1141(b).

3 8. The automatic stay in this case terminated when the Bankruptcy Court confirmed Big
4 Stuff Storage, LLC's plan of reorganization on December 30, 2010, 11 U.S.C. §§ 362(a), 362(c)(1),
5 1141(b).

6 9. The automatic stay was not reinstated when the court converted this case to Chapter 7
7 because the stay only arises upon the filing of a petition, 11 U.S.C. § 362(a).

8 Dated this 6th day of April, 2012

9 ARMSTRONG TEASDALE LLP

 Dated this 6th day of April, 2012

 CHAPTER 7 TRUSTEE

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25 Chapter 7 Bankruptcy Trustee, In re
26 Big Stuff Storage, LLC